



## Honeysuckle, 7 Kirk Hill

| Kirkby-Cum-Osgodby, Market Rasen | LN8 3PE

£875 Per Month



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# Honeysuckle

7 Kirk Hill |

Kirkby-Cum-Osgodby, Market Rasen

| LN8 3PE

A Traditional Semi Detached Home with Countryside Views to Side and Rear. Set in the rural hamlet of Kirkby-Cum-Osgodby with adjoining open fields and view over to countryside to the front and rear, this is a perfect opportunity for anyone wanting a piece of 'the good life' and a peaceful home. In less than a mile you'll find yourself in neighbouring Osgodby where there is a Post Office which opens three times a week, there's a good Primary School and a thriving village community with many clubs and activities arranged through via the village hall and social media networks. If the great outdoors is for you, there are beautiful walks through Lincolnshire countryside and in Osgodby Woods. A greater selection of shopping and leisure services can be found in Market Rasen about four miles away, which also has good Secondary Schooling.

This home has Countryside Views to the Front, Side and Rear, it is warmed by Oil Fired Central Heating and is retained with the help of Double Glazing. It comprises in brief:- Reception Hall, Lounge/Dining Room, Kitchen, Bathroom and Three Bedrooms. There is a long Front Garden with Parking for several cars, a Large Single Garage or Workshop, Outbuildings and Large Rear Garden with Greenhouse.

- Open Fields to Front, Side & Rear
- A Taste of 'The Good Life'
- Three Bedroom Semi Detached
- Lounge/Dining Room & Kitchen
- Long Front Garden and Drive
- Large Single Garage or Workshop
- Good Sized Rear Garden
- No Chain

## Reception Hall

Approached via half panelled and half double glazed entrance door with stained and leaded feature, matching side screen. radiator. Stairs to First Floor with cupboard under. Wood effect floor.

## Lounge/Dining Room

16'0 x 11'10 (4.88m x 3.61m)

Feature one fire with Victorian style surround and marble effect mantel. Double radiator. Windows to front and rear. Wood effect floor.





### Kitchen

16'0 x 5'11 (4.88m x 1.80m)

Fitted wall and base units. Double drainer, stainless steel sink unit. Radiator. Windows to front and rear. Double glazed door to side/driveway.

### Bathroom

White suite of panelled bath with mixer/shower tap attachment. Low Level W.C. Pedestal wash basin. Tiled to dado height. Chrome heated towel rail. Window to rear.

### Landing

Window to rear with far reaching views. Wood floor.

### Bedroom One

15'11 x 9'1 (4.85m x 2.77m)

Wood floor. Windows to front and rear with far reaching views. Step-in shower enclosure.

### Bedroom Two

7'10 x 11'10 (2.39m x 3.61m)

Window to front. Wood floor. Radiator.

### Bedroom Three

7'8 x 8'8 (2.34m x 2.64m)

Wood floor. Radiator. Window to rear with far reaching view.

### Long Front Garden

Approached through double opening wrought iron gates with driveway providing parking for several cars. Lawn. Mature flower beds and borders. Pergola. Access to Additional Parking to the side rear.

### Large Single Garage/Workshop

19'2 x 14'5 (5.84m x 4.39m)

Up and over door. Double glazed window to side and rear. Currently incorporating Store Room. Light and electric.

### Good Sized Rear Garden

Patio. Two outbuildings incorporating Tool Store and W.C. Lawned area and Greenhouse

### Additional Information

Tenure: Freehold

EPC Rating: E

Services: All mains services are connected except gas

Council Tax Band: B - West Lindsey

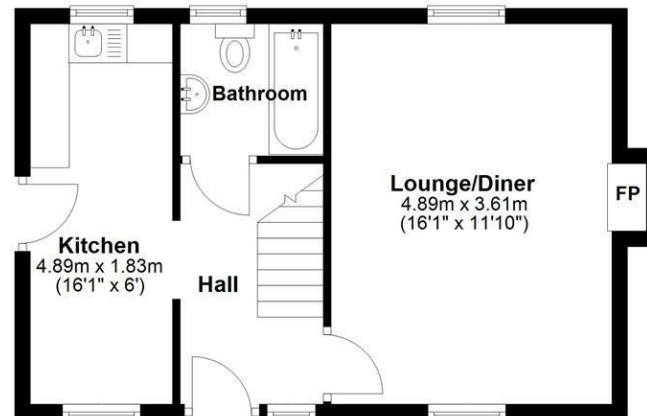


#### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>80</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>51</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

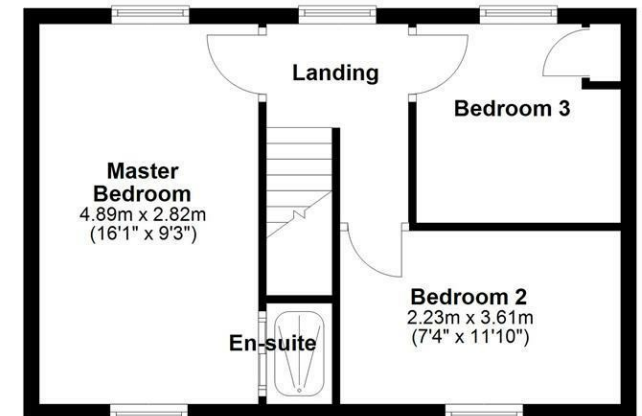
#### Ground Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



#### First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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#### Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.